



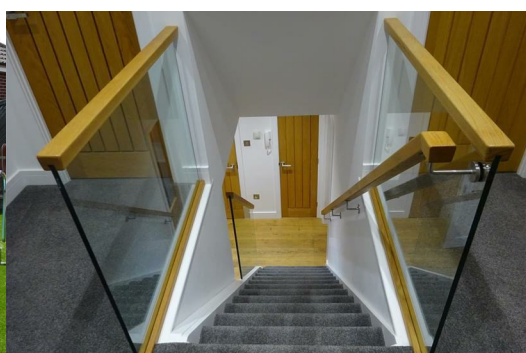
## 47 Candish Drive

Elburton, Plymouth, PL9 8DB

**£1,750 Per Calendar Month**



Available from September 2026 is this contemporary detached family home with a generous living area, kitchen/breakfast room, downstairs wc, 4 bedrooms, master ensuite & family bathroom. Impressive lifestyle garden with hot tub, swimming pool and bar. Ample off-road parking. Double-sized garage.



47 CANDISH DRIVE, ELBURTON, PLYMOUTH PL9 8DB

ACCOMMODATION

Obscured, glazed door leading into the entrance hall.

ENTRANCE HALL

Wood flooring which extends into the downstairs toilet. Stairs rising to the first floor accommodation. Doors leading into the lounge and kitchen/breakfast room. Window to the front. Built-in cloak cupboard. Entry phone system.

DOWNSTAIRS WC 6'5" x 2'6" (1.97 x 0.78)

Fitted with a low-level toilet and pedestal wash handbasin with mixer tap. Obscured double-glazed window to the front.

KITCHEN/BREAKFAST ROOM 15'0" x 10'11" (4.59 x 3.35)

Double-glazed window to the rear. Part-glazed door leading to the rear garden. Further door leading into the dining area. Series of contemporary high-gloss matching grey eye-level and base units with granite worktops and inset sink unit. Free-standing range cooker. Built-in appliances including refrigerator and freezer, dishwasher and washing machine. Central island/breakfast bar. Under-floor heating.

LOUNGE 16'4" x 13'5" (4.98 x 4.10)

Double-glazed windows to the front and side elevation. Wooden floor which extends into the dining area.

DINING AREA 11'0" x 9'8" (3.36 x 2.96)

Double-glazed sliding patio doors leading out onto the rear garden.

FIRST FLOOR LANDING

Loft hatch. Built-in cupboard housing the hot water cylinder.

BEDROOM ONE 11'6" x 9'2" (3.52 x 2.80)

Double-glazed window to the front. 2 built-in recessed wardrobes. Door leading into the ensuite shower room.

ENSUITE SHOWER ROOM 6'5" x 5'9" excl shower cubicle (1.97 x 1.77 excl shower cubicle)

Contemporary suite comprising shower cubicle with tiled area surround, shower unit with spray attachment, sink unit and low-level toilet. Vertical towel rail/radiator. Obscured double-glazed window to the side.

BEDROOM FOUR 11'3" widest x 7'0" (3.45 widest x 2.14)

2 double-glazed windows to the front. Built-in cupboard.

BEDROOM TWO 11'3" x 8'6" (3.43 x 2.61)

Double-glazed window to the rear overlooking the garden.

BATHROOM 6'2" x 7'9" (1.90 x 2.37)

Fitted with a 4-piece suite comprising separate shower cubicle, bath with mixer tap and spray attachment, sink unit with drawers beneath and low-level toilet. Obscured double-glazed window to the rear. Vertical towel rail/radiator. Tiled floor. Under-floor heating.

BEDROOM THREE 9'9" x 7'10" (2.99 x 2.39)

Double-glazed window to the rear. Recessed fitted wardrobe with shelf and double folding doors.

GARAGE

Located at the side of the property and housing the boiler. Power and light.

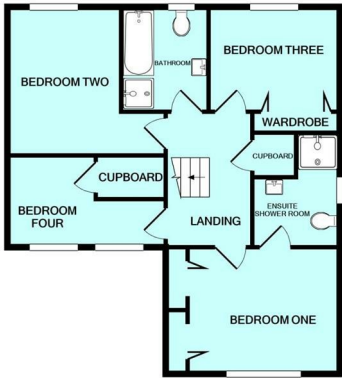
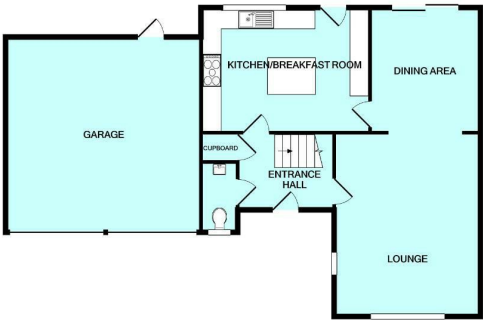
OUTSIDE

The property is approached and accessed via 2 remote-controlled gates which lead onto the front parking area, which consists of a tarmac driveway bordered by mature hedging, planting and a small area of lawn. To the rear there is an area of gravel with flower beds and a decked area with hot tub. Steps lead down to the covered swimming pool which is enclosed by artificial grass, raised beds and fencing. Covered bar area. Access to the garage.

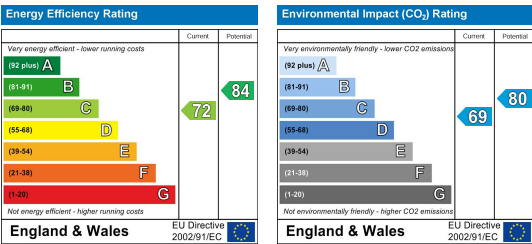
Area Map



Floor Plans



Energy Efficiency Graph



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